

BOARD OF ADMINISTRATIVE REVIEW
 Regular Meeting, 2 p.m.
 Wednesday, June 21, 2006
 Caldwell Park Conference Room, City Hall
 777 Cypress Avenue
 Redding, California 96001

M I N U T E S

Chairman Randall Smith called the meeting to order at 2 p.m., with Senior Planner Lily Toy, Land Development Manager Gary Otremba, Associate Planner Ron Adams, and Executive Assistant II Anita Felion present.

PUBLIC HEARING - SITE DEVELOPMENT PERMIT APPLICATION SDP-9-06, by Bruce Hudson, requesting approval to modify an existing convenience gas mart (Clear Creek Market) by removing an existing fuel-pump island and canopy and installing two new islands and a new larger canopy on property located at 7036 Westside Road in a "GC" General Commercial District. Environmental Determination: Categorically Exempt. Staff Recommendation: Approval. L-010-390-700

Associate Planner Ron Adams summarized the staff report and responded to questions. He noted that staff had received a letter from a neighbor who resided in the house located behind the project site. He said her main concern centered around difficulties accessing a private driveway that skirted around the edge of the subject property, although the project did not directly affect the driveway. Mr. Adams explained that she requested that any lane restriping provided with frontage improvements include a small "Keep Clear" area, so that cars waiting at the traffic signal (especially when traffic backed up waiting for the train) at Westside Road and State Route 273 did not block access in/out of the private driveway. Mr. Adams stated that the issue could be explored with review of the final project improvement plans in coordination with Caltrans. He also noted that a telephone call had been received from the owner of the mobile home park north of the site, voicing support for the project. Mr. Adams indicated that Condition 15 had been revised to reflect the standard fire-flow requirements for fire hydrants. He said staff recommended that the Board of Administrative Review approve Site Development Permit Application SDP-9-06 subject to the conditions of approval, which he reviewed, including the revision Condition 15. The Chairman opened the public hearing at 2:14 p.m.

Bruce Hudson stated that he had met all the requirements for approval. He noted that the plans were designed to meet future State requirements regarding vapor recovery.

Bruce Becker, Fire Marshal, addressed the concerns related to the fuel-dispensing facilities.

Mr. Hudson mentioned that there would be considerable expense for the improvements. He wondered if the City could provide help with financing or if he could get reimbursed from the neighbors as they hooked up to the utilities.

Land Development Manager Gary Otremba advised that after the project was approved, a reimbursement agreement could be requested from the City Engineer. Determining that no one else wished to comment, the Chairman closed the public hearing at 2:28 p.m.

Motion: Senior Planner Lily Toy moved that the project be found categorically exempt under the provisions of the California Environmental Quality Act and that, based upon the testimony presented by staff, the Board of Administrative Review determine that the necessary findings for approval as identified in Section 18.13.090 of the Redding Municipal Code are in evidence and that the permit be granted subject to the conditions of approval as recommended by staff.

Second: Land Development Manager Gary Otremba.

Ayes: Senior Planner Toy, Land Development Manager Otremba, Chairman Smith.

Noes: None.

ADJOURNMENT

There being no further business to come before the Board, Chairman Randall Smith adjourned the meeting at 2:30 p.m.

Anita M. Felion, Executive Assistant II

Randall Smith, Chairman